

MASS HOUSING AND CHANGINGS IN HOUSING DEMAND, CASE OF DIYARBAKIR, TURKEY

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Abstract:

The aim of this study is to analyze changing in housing demand, especially in term of house size in Diyarbakir case, in Turkey. Though Housing in Turkey is in a free market system, there is a Mass Housing Administration (TOKİ) has been doing mass houses for, relatively, middle class income people. Diyarbakir is one of the cities that TOKİ has done two thousand houses, has taken too much migration, so that the demand in housing form and structure has different alterations. This process should be under control not only for the economy but also for sustainable housing environment and for sustainable urbanism.

Immigration from rural areas to cities for better living conditions has started with urbanization and resulted with overpopulation in the cities of Turkey. Mass housing fact is formed in order to satisfy shortage of housing. The quantity as well as the quality of housing has reached seriously to a high degree. There are many slums in Diyarbakir which has density of wrapped urbanization. Since 1994, Mass Housing Management has started new projects to prevent such an unhealthy settlement being constructed and to supply more houses for the homeless living in the town. In this work, inhabitants in different settlements will be questioned to identify their economic, social and spatial needs comparing with mass housing. Besides, comparison between the people's preferences on housing those don't live never in mass housing and the people's desire alterations those live in mass housing by investigation of their settlement process will be done. The level of correlation between the function and house size will be examined for decreasing the housing ownership process and cost. The proposals about sustainable housing environment will be given.

Such research is considered to be helpful for future house planning in Turkey's cities like Diyarbakir

Key Words : Diyarbakir, Mass Housing, TOKİ

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1. Introduction

In this study, housing size demand in Diyarbakır and change in this demand will be examined. As it is known, housing concept can be defined as reflecting the sheltering fact to space that is the most important need of human being. This is a subject that designates and directs the period of urbanization too.

An orderly life, a safe space and reaching easily and comfortably to basic need of human being have continued as a basic work of human being for the centuries. Population movement that begins after 1960's in Turkey has affected all settlements. Vital results revealed in some of cities related to the period, dimension and manner of population movement. The biggest cities of Turkey such as İstanbul, Ankara and İzmir are mostly affected from this population movement. In addition to this, cities like Adana, Gaziantep and Diyarbakır have been affected and have been a transition center at the same time. Especially Diyarbakır has a remarkable transition period with a high ratio. This period has continually raised sheltering problem and has an influence on the period and structure of urbanization.

Changes in Diyarbakır by the reflections of sheltering problem that contains the lack of housing quality and supply and houses constructed by Mass Housing Administration (TOKİ) and effects of determination of convenient housing size which is an important phase of housing problem will be researched. Essentially an induction method will follow an analytic period in the frame of questionnaire work in different districts

2. Mass Housing in Turkey:

Especially after the second world war, Turkey has densely immigration from rural areas to cities and urbanization with overpopulation and all cities especially municipalities has been experienced housing problem with overpopulation movement that begins towards to municipalities (Peynircioglu – 2002).

Housing cooperatives in Turkey has a history more than 60 years (Özüekren 1996; p: 355). The first examples were aimed for need rather than market but this changed on the contrary

by the time. TOKİ², mass Housing Administration has been established in 1985 with 2985 numbered law is the most important attempt of the government in solving housing problem throughout the republic period. TOKİ has contribution to mass housing period with financial support to 1, 1 million houses and 43,415 housing production in its own land. This numbers are remarkable for Turkey and will be caused a transformation in required housing size as well.

3. Mass Housing in Diyarbakır

Housing those are always a mirror of human society (Hoepfner, 1996; p. 155), is an urgent problem in Diyarbakır that has an important immigration rate especially in the last twenty years. For this reason, the lack of housing problem is not only numerical and also changing human and society profile so the determination of housing preference is an important issue.

The population of Diyarbakır province is 545,983 (DİE, 2000) and the ratio of annual population increase between 1990 and 2000 years is %0, 22³. The majority of increase has been occurred in city center. This situation can be understood from alteration of the urban population ratio in table 1.

Table 1. Population of Diyarbakir Province and City Center			
Years	Total Population	Population Of City Centers	City Centers' Population in total (%)
1927	194183	47397	24,41
1940	257321	66103	25,69
1950	293738	72267	24,60
1960	401884	124718	31,03
1970	581208	238504	41,04
1980	778150	374264	48,10
1990	1094996	600640	54,85
2000	1362708	817692	60,00

² <http://www.toki.gov.tr/page.asp?link=html/tanitim/tarihce.html>

³ <http://www.dpt.gov.tr/bgyu/ipg/guneydogu/diyarbakirPER.pdf>

Licensed housing supply in Diyarbakır city center that has a high ratio population increase hasn't been sufficiently in the last 15 years. Addition to this, especially feudal structure in southeast of Turkey and the size of family average creates problems in required housing size. (The size of average family is 6, 76 in Diyarbakır while 4.50⁴ in Turkey.)

Mass Housing administration has been struggling for solving housing problem in all Turkey and has an attempt in Diyarbakır with 2500 housing supply at first. This attempt that is first in Diyarbakır scale has brought a different point of view and state to housing problem in Diyarbakır.

Intellectual and educated inhabitants of Diyarbakır criticized the mass housing application in land selection and required housing size subjects when the first stage of mass Housing application started. These critics causes limited application in Diyarbakır that has a considerable housing problem and houses couldn't be sold for a long time. All houses are sold by time but the ratio of objected housing ownership remains in a low level. However third step of mass housing supply is 960⁵ houses with 1874⁶ applicant in March 2005. Houses are 125 m² and 100m² and majority of applications are for the large one.

4. Housing Size

a) Field study

Diyarbakır province has formed from 4 sub center. The old city; Suriçi district is out of scope in this study. Constructions in the other districts occurred in three different states. The first, Yenişehir district has partly systematic constructed and adjacent to suriçi district. Mass Housing Administration is also in this district. The second is Bağlar district which is densely migrated area of Diyarbakır and this district has a considerable ghettos and unlicensed constructions. And finally the third is kayapınar district faces to west of the Diyarbakır city and has recently linked to city.

⁴ <http://www.dpt.gov.tr/bgyu/ipg/guneydogu/diyarbakirPER.pdf>

⁵ <http://www.toki.gov.tr/html/satis/diyarbakir/diyarbakir.htm>

⁶ Diyarbakir Branch of the Ziraat Bank, appointed bank for Housing Applications, by TOKİ.

Number of Buildings, Population and Number of Flats and Houses in sub centers of Diyarbakır has been given in table 2.

Table 2. Related Indicators in Diyarbakır				
	Diyarbakır	Yenişehir ⁷	Bağlar	Kayapınar
Population	665099	180,543	320.672	67500 (139414) ⁸
Number of Buildings	6510	1723	2757	1429
Number of Flats and Houses	130951	34245	55879	24984
Resources: DİE 2002, Municipality of Kayapınar, Greater Municipality of Diyarbakır				

A questionnaire (Appendix 1) that investigates housing size and satisfaction have been asked in Bağlar, Kayapınar and Yenişehir district by taking data in table 2 into consideration.

The distribution of total 400 questionnaires according to districts is;

Bağlar District : 100 questionnaires

Kayapınar District : 100 questionnaires

Yenişehir District : 200 questionnaires

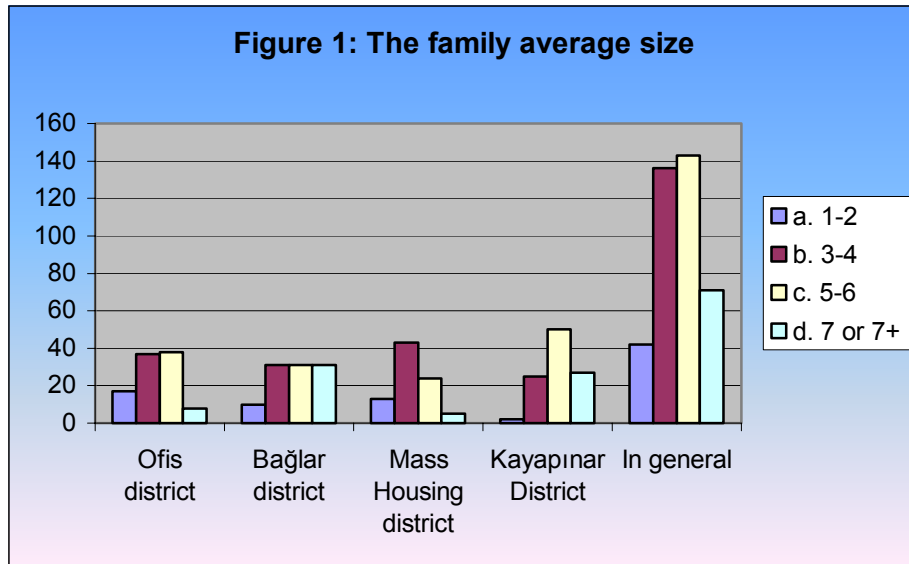
Mass Housing District is included in Yenişehir District so 200 questionnaires have asked in this district.

b) Evaluation of Questionnaires

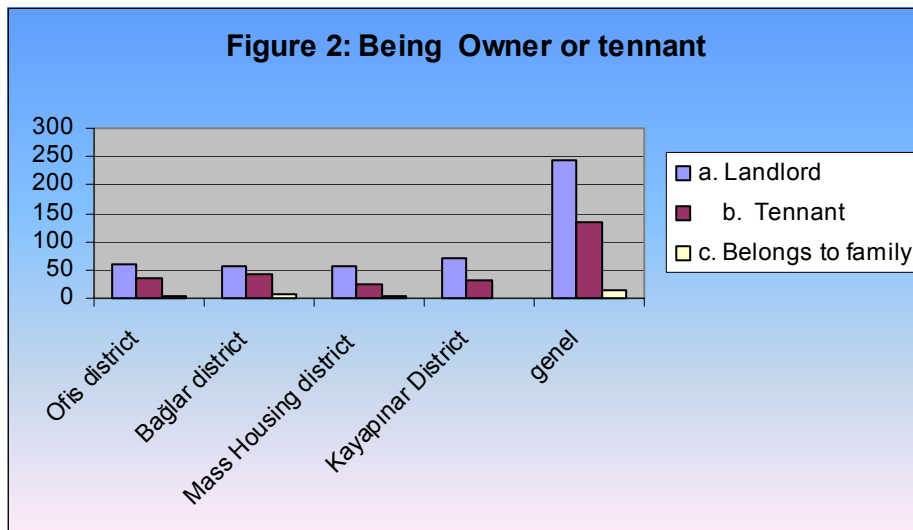
⁷ 2050 Mass Housing by TOKİ is included in Yenişehir District

⁸ Number given by Kayapınar Municipality.

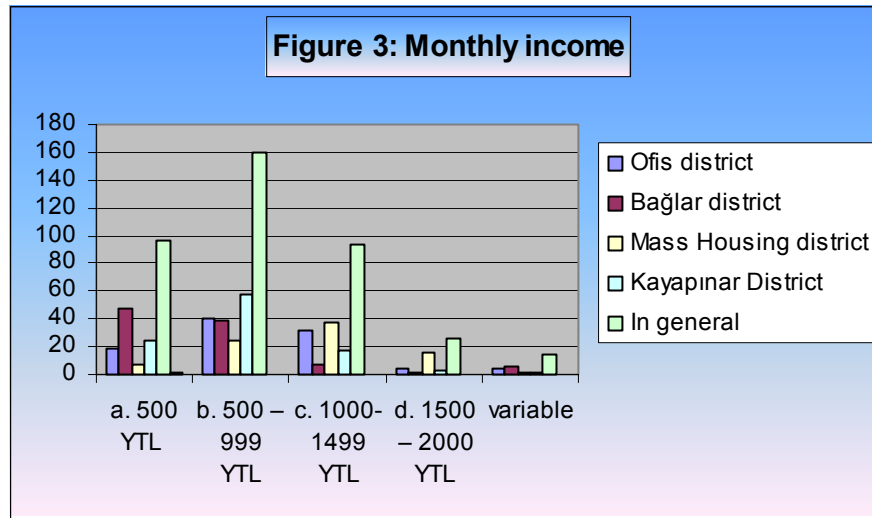
The average family size is between 3 – 6 people, but in TOKİ district it is between 3 -4, and in Bağlar district, relatively poor area, it is about 7 (Figure 1.)



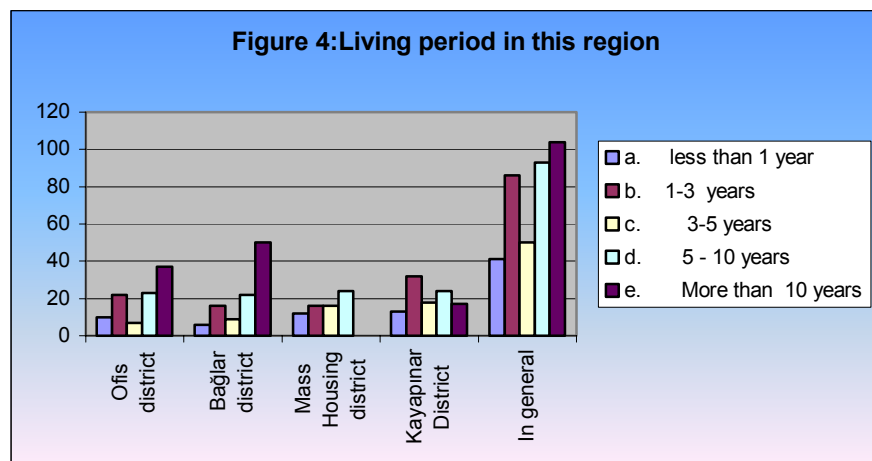
Two third of the users are owner (Figure 2).



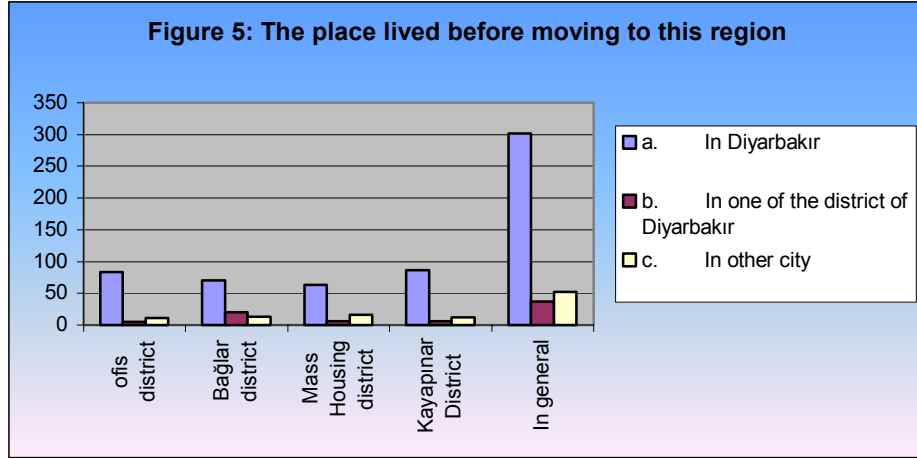
Average salary is between 400 – 650 USD. Bağlar district is the poorest while TOKİ district is in the top (Figure 3).



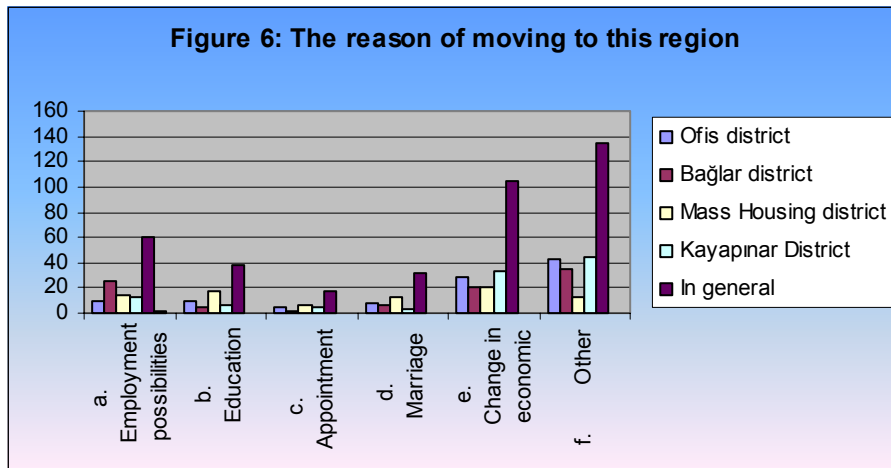
Living period is almost same in all districts, in TOKİ district the longest period is up to 10 years, this is because the creation time of this district (Figure 4).



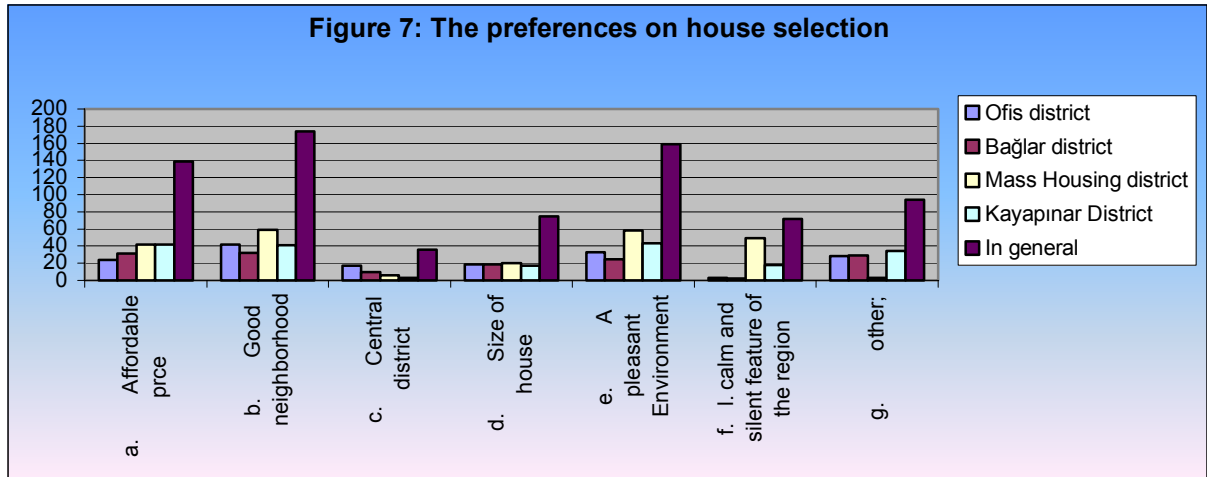
It was observed that most of the movement is between the city districts (Figure 5).



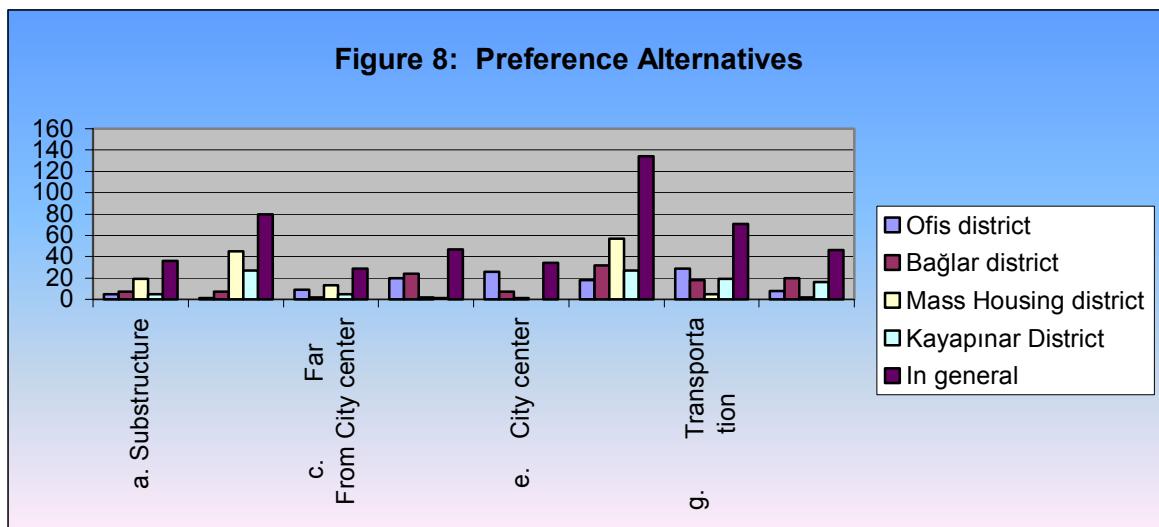
It is declared that the reason for changing their houses is economical (Figure 6).



Environment, affordable price and nice neighborhood are the three priorities in choosing house (Figure 7).



Reasons for selecting the district are open space and recreation (Figure 8).



Another result from field study is that, people would like to change their house if their income increases (Figure 9).

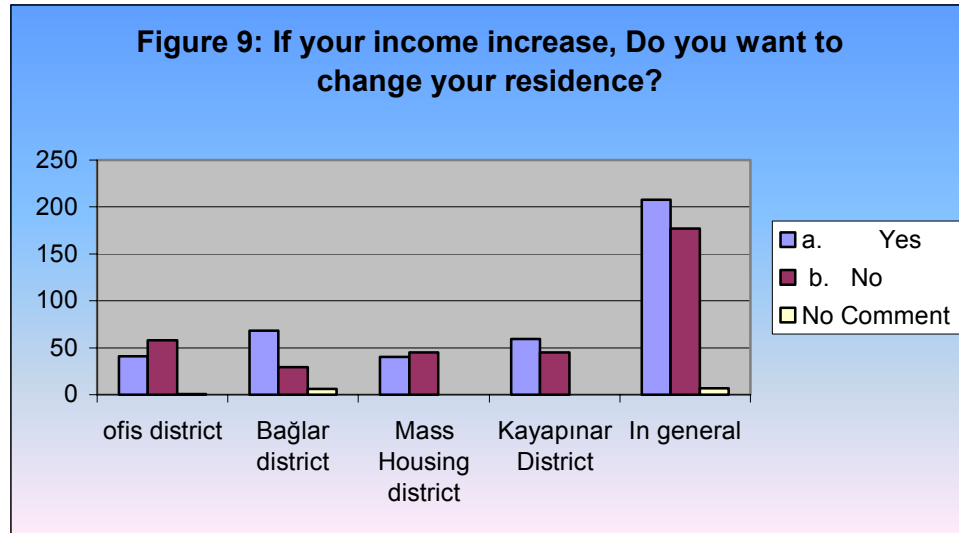
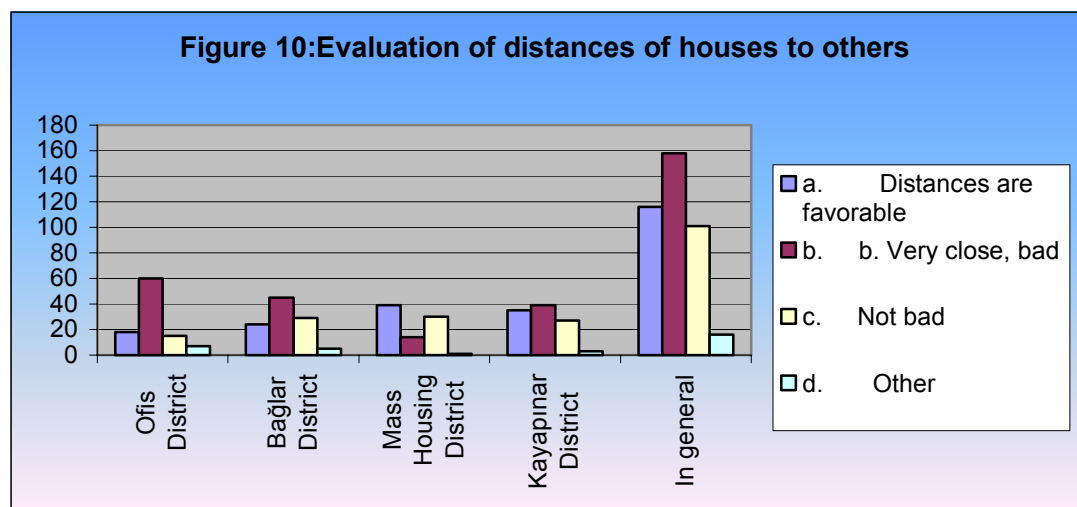
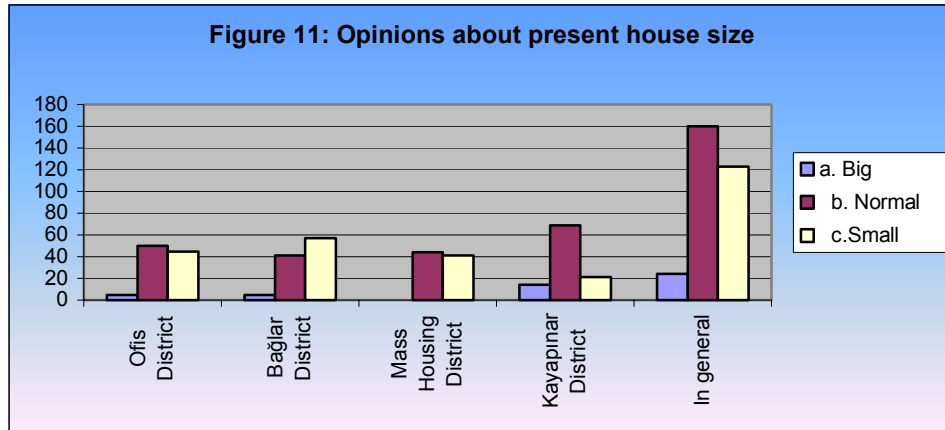


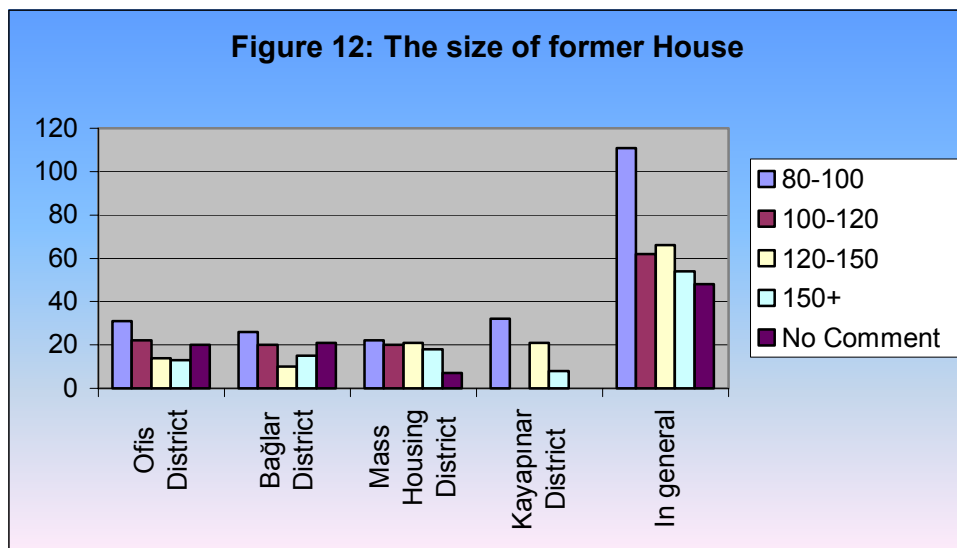
Figure 10 shows that everybody is claiming the buildings distance between each other, except Mass housing District.

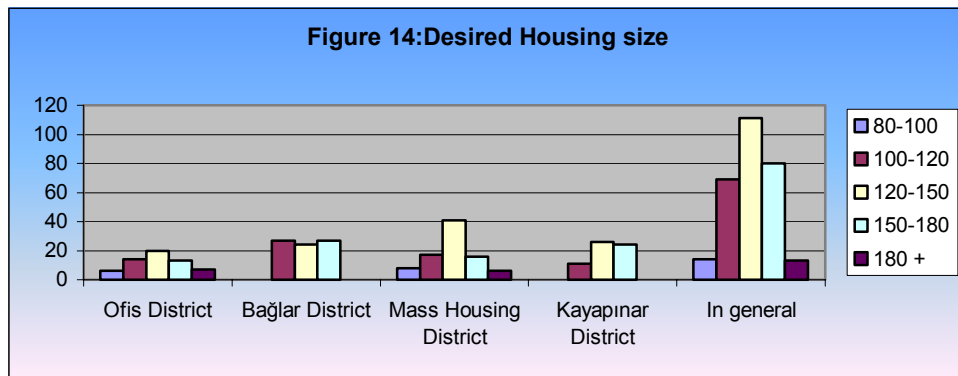
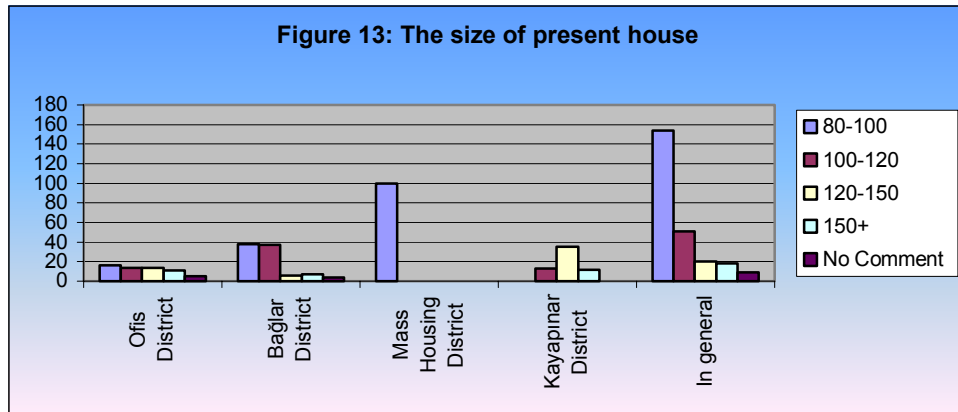


Although Mass Housing houses' size is the smallest, answers from Mass housing district are parallel with the others, except Kayapınar district (Figure 11).

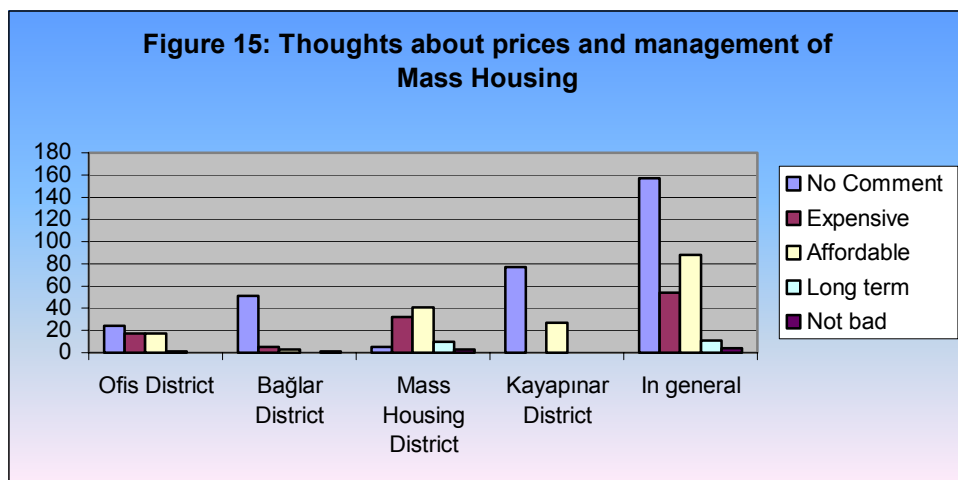


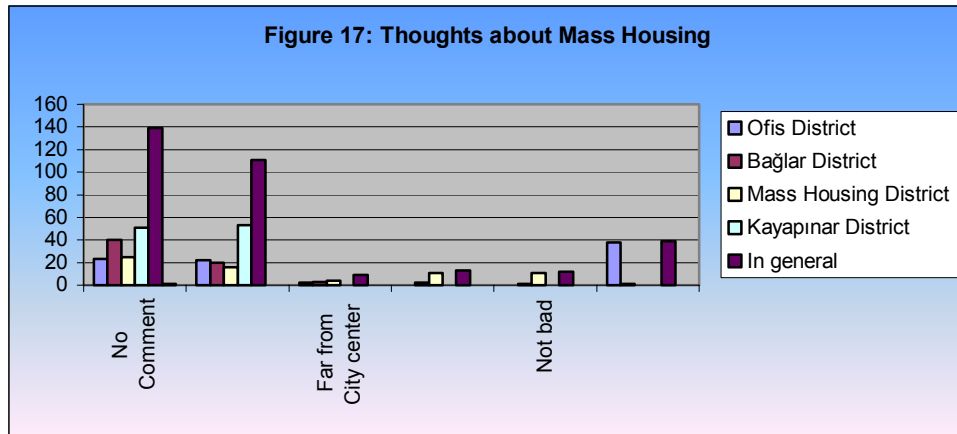
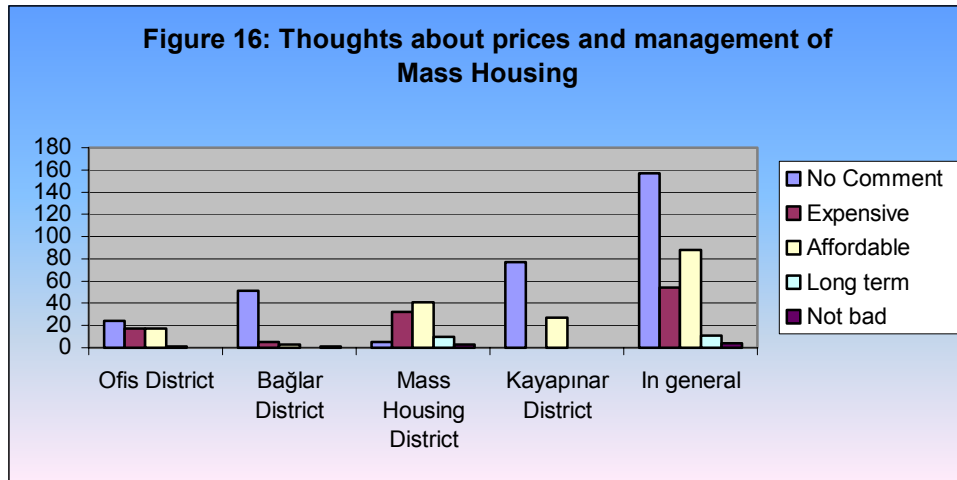
When we analyze the Figures 12, 13, and 14 we see that old and present houses are accepted as small and people demand bigger houses than they live now (Figure 12 – 13 – 14).





Although, living conditions are accepted pretty well (Figure 17), the knowledge about TOKİ applications has not known. Another result is that the pay back time seems longer (Figure 15 – 16 – 17).





5) Conclusion

To live in a better house is one of the main objectives of human – being. Although big house does not necessarily mean a better house, but there is a close relationship, at least in mentality. Moreover, demanding house in big size is a problem in whole around of the world, in Turkey as well.

Our research supported this idea, on the contrary we have found that there are other

indicators are important as much as the size. Accessibility and conditions of environment is even more important than the size.

Finally, the building and works done by TOKİ have been doing a vital effect to people's demand in housing, especially in size.

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10. <http://www.toki.gov.tr/html/satis/diyarbakir/diyarbakir.htm>
11. Diyarbakir Branch of the Ziraat Bank (Appointed bank for Housing Applications, by TOKİ).

Appendix 1.

Questionnaire

1. The address and construction year
2. the number of users
 - a. 1-2
 - b. 3-4
 - c. 5-6
 - d. 7 or 7+
3. Are you land lord or tennant
 - a. Owner
 - b. Tennant
 - c. Belongs to family
4. How much is your monthly income ?
 - e. 500 YTL
 - f. 500 – 999 YTL
 - g. 1000- 1499 YTL
 - h. 1500 – 2000 YTL
- 5 Living period in this region
 - a. less than 1 year
 - b. 1-3 years
 - c. 3-5 years
 - d. 5 - 10 years
 - e. more than 10 years
6. Where have you been living before moving to this region
 - a. In Diyarbakır
 - b. In one of the district of Diyarbakır
 - c. In other city
7. The reason of movement to this region
 - a. Employment possibilities

Education

Appointment

Marriage

Change in economic condition

Other
8. The preferences in house selection
 - a. Affordable price
 - b. Good neighborhood
 - c. Central district
 - d. Size of house
 - e. A pleasant Environment
 - f. Calm and silent feature of the region
 - g. Other ;
9. Why do you prefer this region

- a. Substructure
- b. Open Space – Recreation
- c. Far From City center
- d. Close to city center
- e. City center
- f. Environment
- g. Transportation

10. If your income increase, Do you want to change your residence

- a. Yes b. No

11. How do you evaluate the distance of your house to others

- a. Distances are favorable
- b. Very close, bad
- c. Not bad
- d. Other;

12. What is the best and worst feature of your house

The best feature

The worst feature

13. How do you feel your house largeness?

- a. Big b. Normal c. small

14. How many square meter was your former house

15. How many square meter is your present house

16. How many square meter do you wish to live in.?.....

17. What do you think about the prices and management of the mass housing

18. Do you informed about mass housing if yes what do you think